

## **SEPA ENVIRONMENTAL CHECKLIST**

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements -that do not contribute meaningfully to the analysis of the proposal.

### ***A. Background [HELP]***

1. Name of proposed project, if applicable: *Everett Pallet Shelter Pilot Community*
2. Name of applicants: *Everett Gospel Mission, PO Box 423, Everett, WA 98206;*

3. Address and phone number of applicant and contact person: *Everett Gospel Mission/John Hull: 425.740.2552;*

4. Date checklist prepared: *April 21, 2021.*

5. Agency requesting checklist: *City of Everett.*

6. Proposed timing or schedule (including phasing, if applicable): *July 2021.*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *It may be that the City of Everett, after evaluating the pilot project, determines that increasing the number of units would be beneficial to the citizens of Everett. In that case the total number of units may be expanded up to but shall not exceed 54 total resident units.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *N/A.*

*NONE*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. *No.*

10. List any government approvals or permits that will be needed for your proposal, if known. *Land Use approval from the City of Everett, electrical permit for onsite power distribution, water main extension permit from the local water purveyor. No building permits required.*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

*Scope of work includes locating 20 temporary "Pallet" brand shelters to house homeless persons with a potential of expanding that number up to 54, 1 shelter for a staff site manager, 2 shipping containers for storage, 3 portable toilets, and an 8' high fence surrounding the all the located structures. Total site area is approximately 65,471 square feet. The site is currently vacant.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

*Site is located one block east of Smith Avenue and abutting the 37<sup>th</sup> Street right-of way, in the City of Everett. No address has been assigned.*

## **B. Environmental Elements [HELP]**

## 1. **Earth** [help]

a. General description of the site:

(underline one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? *About 2% at the eastern edge of the property*

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. *Site has a graveled surface over gravelly soils with imported fill done by previous property owners.*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *No.*

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. *Only surface grading is proposed to prepare the site for a new gravel topping to provide a suitable base for the shelter structures. Shallow trenching is proposed to provide underground power to each shelter, and to locate a fire hydrant and hose bib.* *ABOUT 300 CUBIC YARDS OF GRAVEL WILL BE IMPORTED*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *No.*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *Approximately 90% of the site will have a graveled surface, unchanged from the existing impervious surface coverage.*

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: *BMPs as required by the City of Everett.*

## 2. **Air** [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. *Anticipated emissions to the air would primarily be from construction activity. No air emissions are anticipated during the operation of the shelters except for occasional vehicular traffic to the site.*

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *N/A.* *YES, EMISSIONS FROM VEHICLES ON I-5 AND TRAINS ON ADJACENT RR TRACKS*

c. Proposed measures to reduce or control emissions or other impacts to air, if any: *None.*

### 3. **Water** [help]

#### a. Surface Water: [help]

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. *No.*
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. *No.*
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. *NONE*  
Indicate the source of fill material. *N/A.*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *No.*
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *No.*
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *No.*

#### b. Ground Water: [help]

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. *N/A.* *NO*
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *N/A.* *NONE,  
2 PORTABLE  
TOILETS  
WILL BE  
PROVIDED*

#### c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. *The source of storm water will be from rain falling directly on the property. No water is proposed to be diverted to or is currently running across the site.*
- 2) Could waste materials enter ground or surface waters? If so, generally describe. *No.*
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. *No.*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *N/A*.

#### 4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? *Only weeds or grass randomly growing through the existing gravel surface.*

c. List threatened and endangered species known to be on or near the site. *None.*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *N/A.* *NONE*

e. List all noxious weeds and invasive species known to be on or near the site. *None.* *KNOTWEED, BLACKBERRY*

#### 5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. *Only rats and mice.*

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site. *N/A.* *NONE*

c. Is the site part of a migration route? If so, explain. *No.*

*ENTIRE REGION IS PART OF THE PACIFIC FLYWAY*

d. Proposed measures to preserve or enhance wildlife, if any: *N/A.*

*NONE*

e. List any invasive animal species known to be on or near the site. *N/A.*

*NONE KNOWN*

## 6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *Electricity.*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *No.*
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: *Motion-sensitive LED exterior lights.*

## 7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. *No.*

- 1) Describe any known or possible contamination at the site from present or past uses.  
*None known.*
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. *NONE KNOWN*
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. *Chemicals used in the portable toilets, cleaning agents for the proposed shelters.*
- 4) Describe special emergency services that might be required. *Standard police and fire service will be provided.*
- 5) Proposed measures to reduce or control environmental health hazards, if any: *NONE*

### b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *Traffic noise from the adjacent Interstate 5 freeway, train traffic from the nearby train tracks, and local street traffic.*
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-

cate what hours noise would come from the site. *Short term noise includes construction activity, long-term noise includes that from residents and associated vehicle traffic.*

3) Proposed measures to reduce or control noise impacts, if any: *None.*

## 8. Land and Shoreline Use [help]

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. The site was formally a log storage site. It is now vacant. *The proposed uses will not have an impact on the use of adjacent properties.* *FREEWAY TO THE NORTH, RR TO THE EAST, STORAGE YARD TO THE SOUTH, ALLEY TO THE WEST*
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? *N/A.* *No*
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: *No.*
- c. Describe any structures on the site. *None.*
- d. Will any structures be demolished? If so, what? *No.*
- e. What is the current zoning classification of the site? *LI1* *LIGHT INDUSTRIAL I*
- f. What is the current comprehensive plan designation of the site? *Industrial.*
- g. If applicable, what is the current shoreline master program designation of the site? *N/A.*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *No*
- i. Approximately how many people would reside or work in the completed project? *The pilot project will begin with 20 units that could house up to 30 persons. After a time of evaluation, the City of Everett may determine that increasing the number of units is beneficial to the citizens of Everett. The total number of units will not exceed 54, nor will the number of people living on the site exceed 75.*
- j. Approximately how many people would the completed project displace? *None.*
- k. Proposed measures to avoid or reduce displacement impacts, if any: *N/A.*
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *N/A.* *SITE WILL BE FENCED. SHELTERS WILL BE SETBACK 40' FROM LOT LINE TO THE SOUTH.*

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: *N/A.*

## 9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *The pilot project will begin with 20 units that could house up to 30 low to no income individuals. After a time of evaluation, the City of Everett may determine that increasing the number of units is beneficial to the citizens of Everett. The total number of units will not exceed 54, nor will the number of low to no income individuals living on the site exceed 75.*

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *None.*

c. Proposed measures to reduce or control housing impacts, if any: *N/A.*

*PROPOSAL TO COMPLY  
WITH A MANAGEMENT PLAN  
OUTLINING RESPONSIBILITIES  
AND MAINTENANCE REQUIREMENTS.*

## 10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *The largest temporary shelter unit is ten feet tall. Shelters are constructed with plastic-coated foam panels and aluminum frames.*

b. What views in the immediate vicinity would be altered or obstructed? *None.*

b. Proposed measures to reduce or control aesthetic impacts, if any: *N/A.*

## 11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Light will be from a pole-mounted area light in the general center of the shelter unit layout. EVENING WITH MOTION SENSORS*

b. Could light or glare from the finished project be a safety hazard or interfere with views? *No.*

c. What existing off-site sources of light or glare may affect your proposal? *Existing streetlights are not anticipated to have a significant impact on the proposal.*

d. Proposed measures to reduce or control light and glare impacts, if any: *A cut-off shield on the pole-mounted light to contain spillover on adjacent property.*

## 12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? *City of Everett Parks.*

*NONE*



- b. Would the proposed project displace any existing recreational uses? If so, describe. *No.*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *N/A.*

### 13. Historic and cultural preservation [help]

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. *None.*
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. *None.*
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. *The property has been owned by the City of Everett site for many years and has not been aware of any cultural or historic features on or near the property.*
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. *N/A.*

### 14. Transportation [help]

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. *37<sup>th</sup> Street provides direct access to the property.*
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? *The nearest transit stop is on Smith Avenue, approximately 250' away.*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *No parking is proposed.*
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). *None.*
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *No.*

*NO PARKING  
WILL BE  
ELIMINATED*

*NEXT TO  
RAIL*

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? *None. The residents are homeless persons and are not driving to the site.*

SITE WILL  
BE SERVED  
BY EXISTING  
STAFF

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. *No.*

- h. Proposed measures to reduce or control transportation impacts, if any: *N/A. NONE*

## 15. Public Services [help]

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. *Police will visit the site for observational purposes.*
- b. Proposed measures to reduce or control direct impacts on public services, if any. *The management plan for the residents is intended to reduce potential conflict amongst residents and thereby the need for police services. The site will be secured by a perimeter fence to prevent unauthorized entry of non-residents.*

## 16. Utilities [help]

- a. Underline utilities currently available at the site:  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. *Electricity will be brought onto the site by Snohomish County PUD; water will be brought onto the site by the water purveyor.*

## C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signee: *John Hull*

Position and Agency/Organization: *Everett Gospel Mission*

Date Submitted: *April 21, 2021*